

REVISIONS

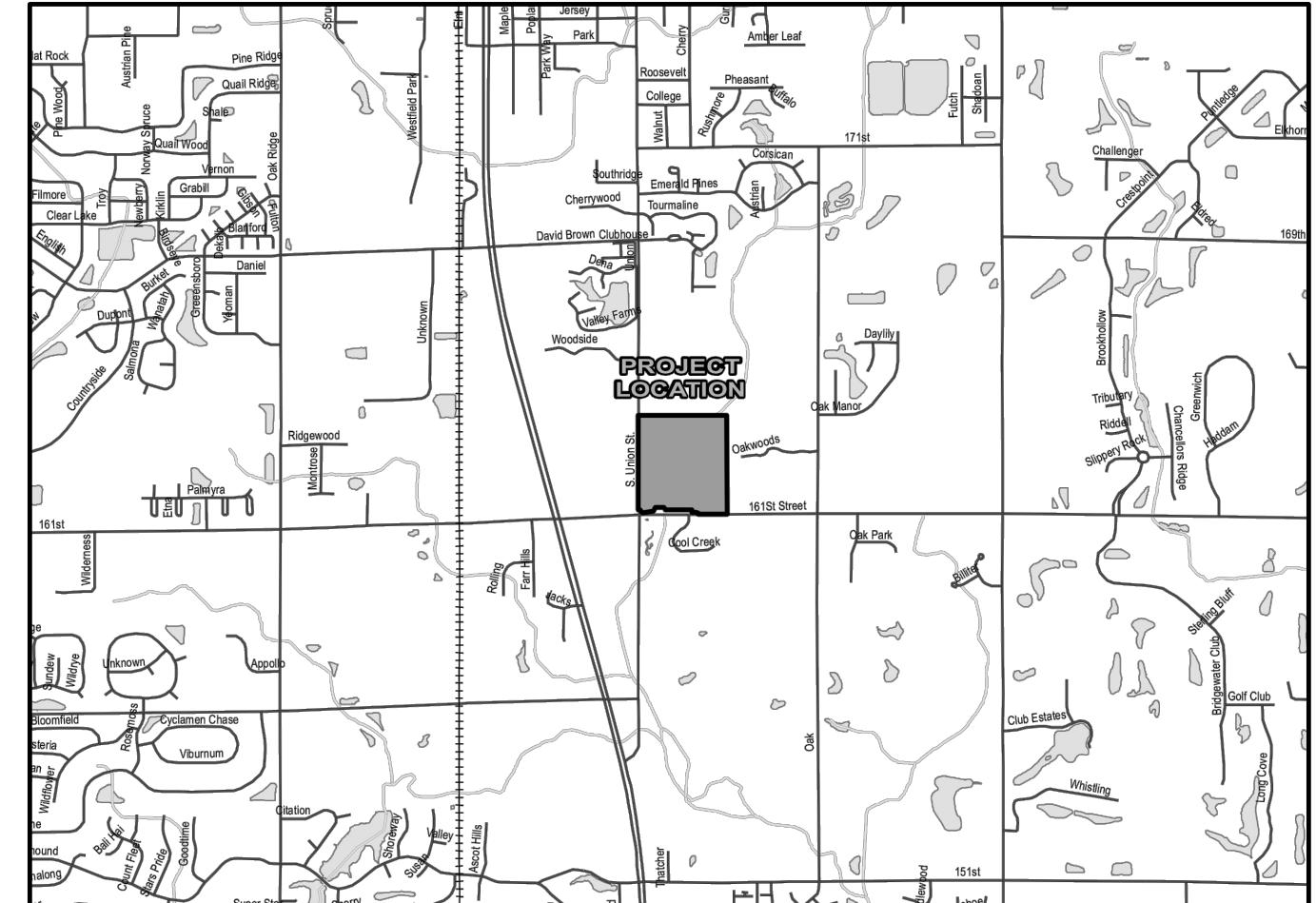
DATE	DESCRIPTION	BY
6/30/15	REVISED PER TAC COMMENTS	BB
7/10/15	REVISED PER TAC COMMENTS	DC/BB

HWC
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INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
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LANTERN PARK
CITY OF WESTFIELD, INDIANA

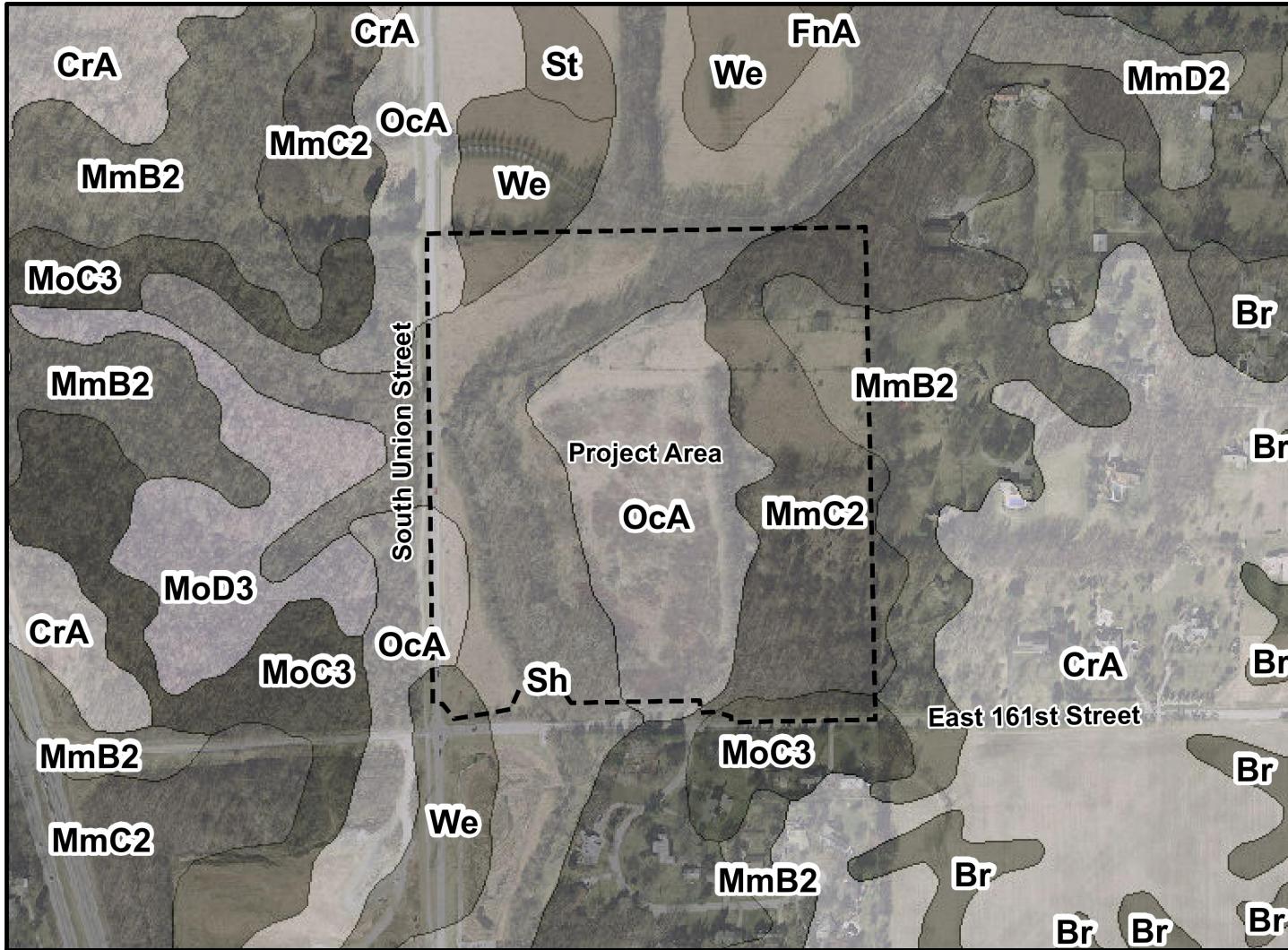
COVER



LOCATION MAP
SCALE 1= 1/2 MILE

LANTERN PARK PRIMARY PLAT

Site Solutions Property Group, LLC
CONTACT: CHRISTOPHER R. WHITE
15658 BRIDGEWATER CLUB BLVD
CARMEL, INDIANA 46033
(317) 523-6116



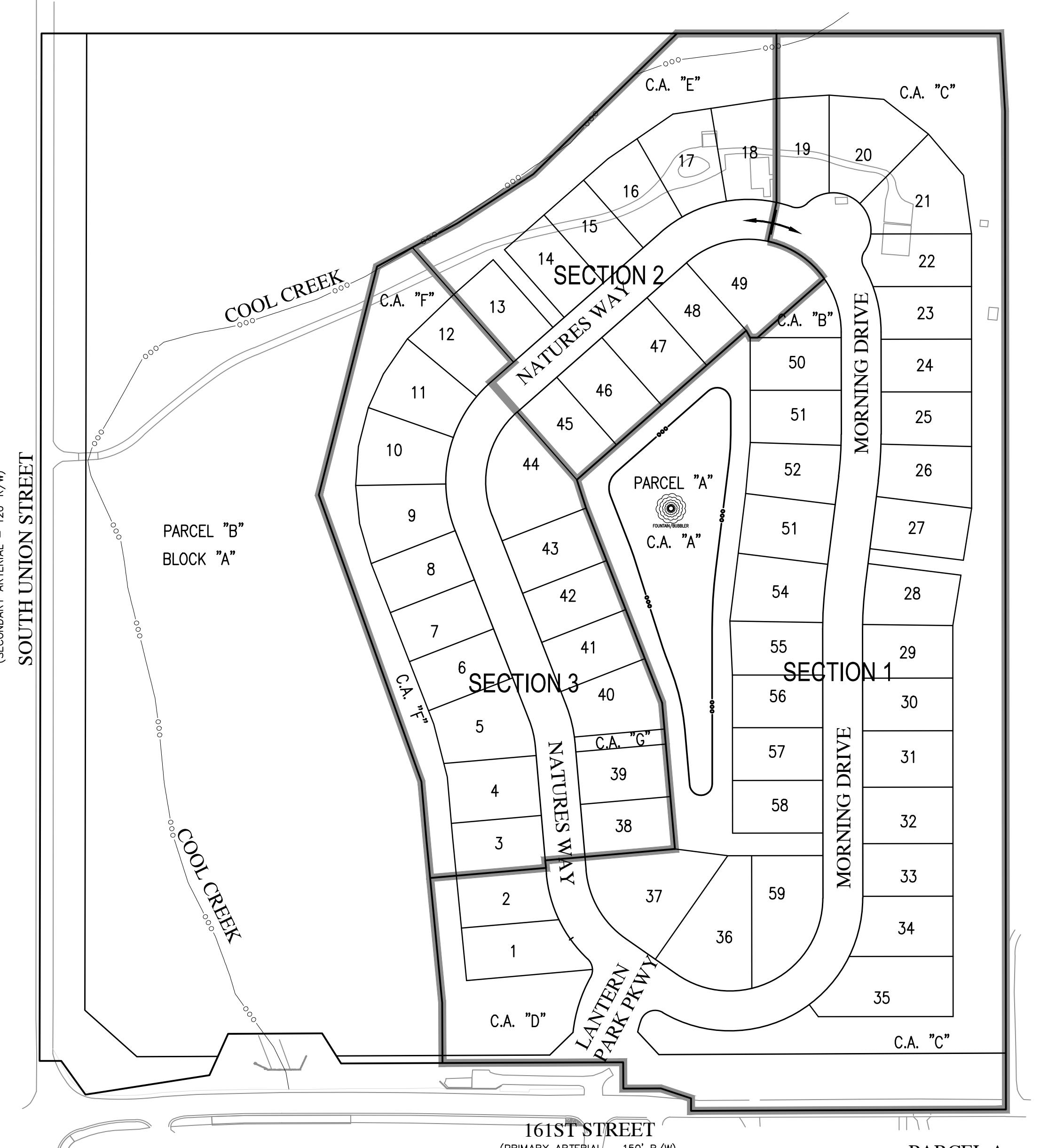
SOILS MAP
NOT TO SCALE

SOILS LEGEND

OcA	Ockley silt loam, 0 to 2 percent slopes
St	Shoels silt loam
MmB2	Miami silt loam, 6 to 12 percent slopes, eroded
MoC3	Miami clay loam, 2 to 6 percent slopes, eroded
We	Westland silty clay loam, severely eroded

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-1.3	OVERALL PRIMARY PLAT PLAN



PARCEL A PHASING LOT SCHEDULE	
SECTION 1:	31 LOTS
SECTION 2:	11 LOTS
SECTION 3:	17 LOTS
TOTAL:	59 LOTS

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)	CITIZENS WATER (SEWER)	COMCAST CABLE (CABLE)
VINCENT LITERAL 100 COOL CREEK ROAD NOBLESVILLE, INDIANA 46060 P: (317) 521-2332	HARRY NIKIDES 2728 EPT 171ST STREET WESTFIELD, INDIANA 46074 P: (317) 691-4338 VINCENT.LITERAL@DUKE-ENERGY.COM	MATT STRINGER 533 EAST 10TH STREET INDIANAPOLIS, IN 46220 P: (317) 276-6403 C: (317) 491-2432 MATT.WH_STRINGER@CABLE.COMCAST.COM
VECTREN (GAS)	CITIZENS WATER (WATER)	FRONTIER COMMUNICATION (TELECOM)
CHAD MILLER P.O. BOX 1700 NOBLESVILLE, INDIANA 46061 P: (317) 776-5550 CMILLER@VECTREN.COM	HARRY NIKIDES 2728 EPT 171ST STREET WESTFIELD, INDIANA 46074 P: (317) 691-4338 C: (317) 691-4941 HNIKIDES@CITIZENSENERGYGROUP.COM	STEVE COSTLOW 20905 144TH ROAD NOBLESVILLE, INDIANA 46060 P: (317) 987-9010 STEVE.COSTLOW@FTR.COM

PRAIRIE ISLAND
PRANDON T. BURKE
NO. 10000075
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Brandon T. Burke

DRAWN BY
DC
CHECKED BY
BB
DATE
MAY 29, 2015
SCALE
AS SHOWN
SHEET

C1.0
COVER

REVISIONS

DATE	DESCRIPTION	BY
6/30/15	REVISED PER TAC COMMENTS	BB
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Call 811 or 800-382-5544 Before you Dig!

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.



GRAPHIC SCALE
(IN FEET)

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LANTERN PARK CITY OF WESTFIELD, INDIANA

OVERALL SITE PLAN

PRAIRIE SURVEY
No. 10000075
STATE OF INDIANA
NOT FOR PLAT OR PUBLICATION

Brandon T. Burke
Professional Engineer

DRAWN BY	DC
CHECKED BY	BB
DATE	MAY 29, 2015
SCALE	AS SHOWN
JOB NUMBER	2015-071

SHEET
C1.1
OVERALL SITE PLAN
© 2015

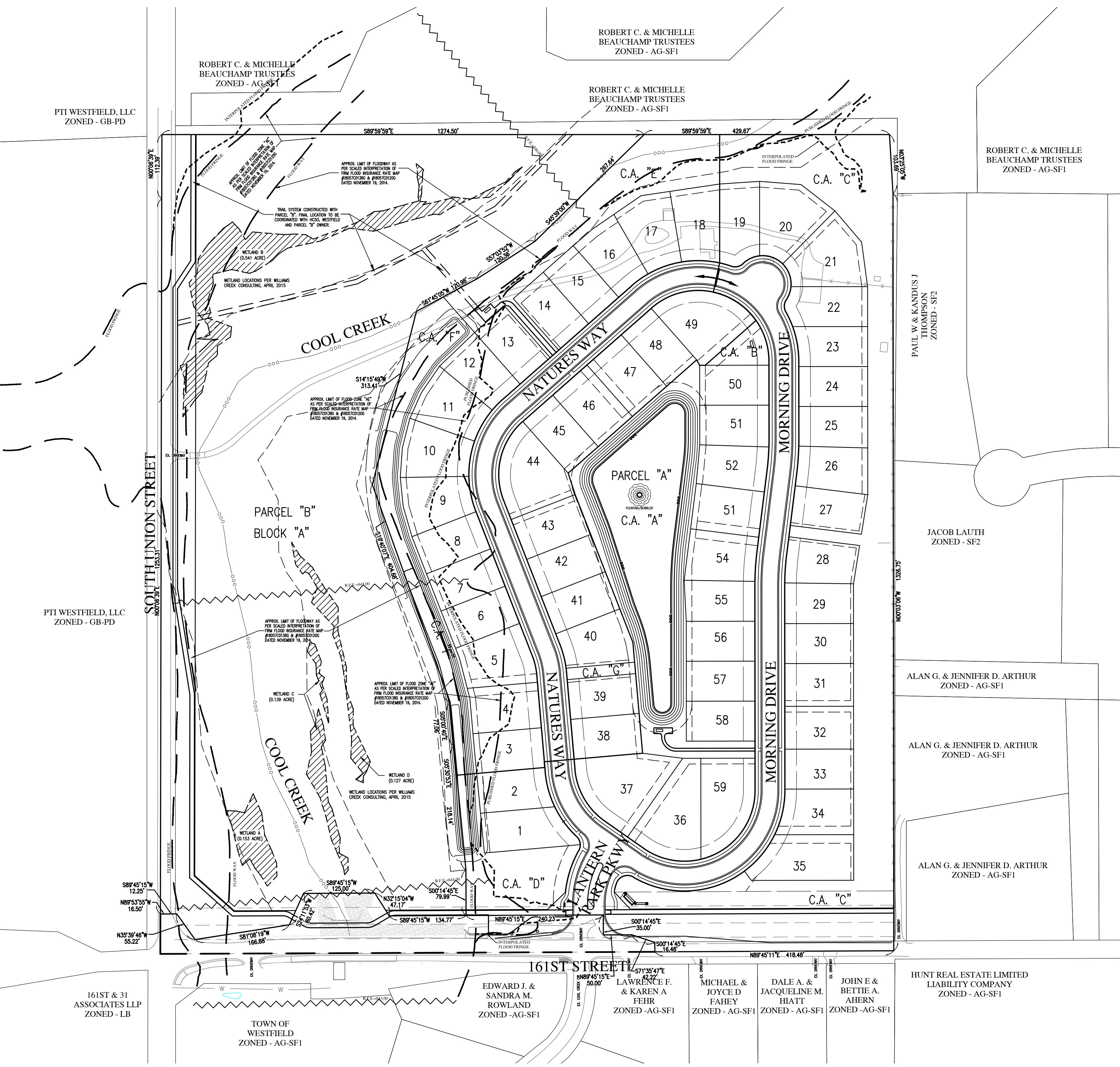
By: dchesterfield

C1.1

Plot Date: Jul 10, 2015

Plot Time: 2:32pm

File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate - 161st & Union\Design\CAD\NP-Primary Plat Set\N15071.Overall Site Plan.dwg, Layout: C1.1



Legal Description
Lantern Park - Primary Plat and Overall Development Plan
(Corporate Warranty Deed, Inst. #9709739582)
Legal Description from ALTA/ACSM Land Title Survey, Prepared By: Sea Group Land Surveyors

The Southwest Quarter of the Northwest Quarter of Section 7, Township 18 North, Range 4 East.
ALSO: Begin at the Southwest corner of the Northwest Quarter of Section 7, Township 18 North, Range 4 East and run North 6 rods 13.38 feet to a stone, thence East 77 rods 4 feet to a stone, thence South 6 rods 4.7 feet, West to the place of beginning.

EXCEPTING THEREFROM:
(Warranty Deed, Inst. #2013-5755)
Part of the Southwest Quarter of the Northwest Quarter of Section 7, Township 17 North, Range 4 East of the Seconds Principal Meridian, Hamilton County, Indiana, being a portion of a parcel of land as described in Instrument No. 200600025208, in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 7; thence North 00 degrees 06 minutes 39 seconds East (Location Route Survey Bearing, Instrument No. 200600025208, in the Office of the Recorder of Hamilton County, Indiana), along the West line of said quarter quarter Section 70.10 feet; thence South 89 degrees 53 minutes 55 seconds East, 16.50 feet to the apparent existing right of way; thence North 89 degrees 45 minutes 15 seconds East, 12.25 feet; thence South 35 degrees 39 minutes 46 seconds East, 55.22 feet; thence North 81 degrees 08 minutes 19 seconds East, 166.88 feet; thence North 24 degrees 11 minutes 53 seconds East, 60.42 feet; thence North 89 degrees 45 minutes 15 seconds East, 125.00 feet; thence South 32 degrees 15 minutes 04 seconds East, 47.17 feet; thence North 89 degrees 45 minutes 15 seconds East, 375.00 feet; thence South 00 degrees 14 minutes 45 seconds East, 35.00 feet; thence North 89 degrees 45 minutes 15 seconds East, 50.00 feet; thence South 71 degrees 35 minutes 47 seconds East, 42.22 feet to the apparent existing right of way; thence South 00 degrees 14 minutes 45 seconds East, 16.50 feet to the South line of said quarter quarter Section; thence South 89 degrees 45 minutes 15 seconds West, along said South line, 866.18 feet to the point of beginning, containing 1.233 acres, more or less.

TOTAL ACREAGE = 40.95 ACRES
PARCEL A = 25.00 ACRES
PARCEL B = 15.95 ACRES

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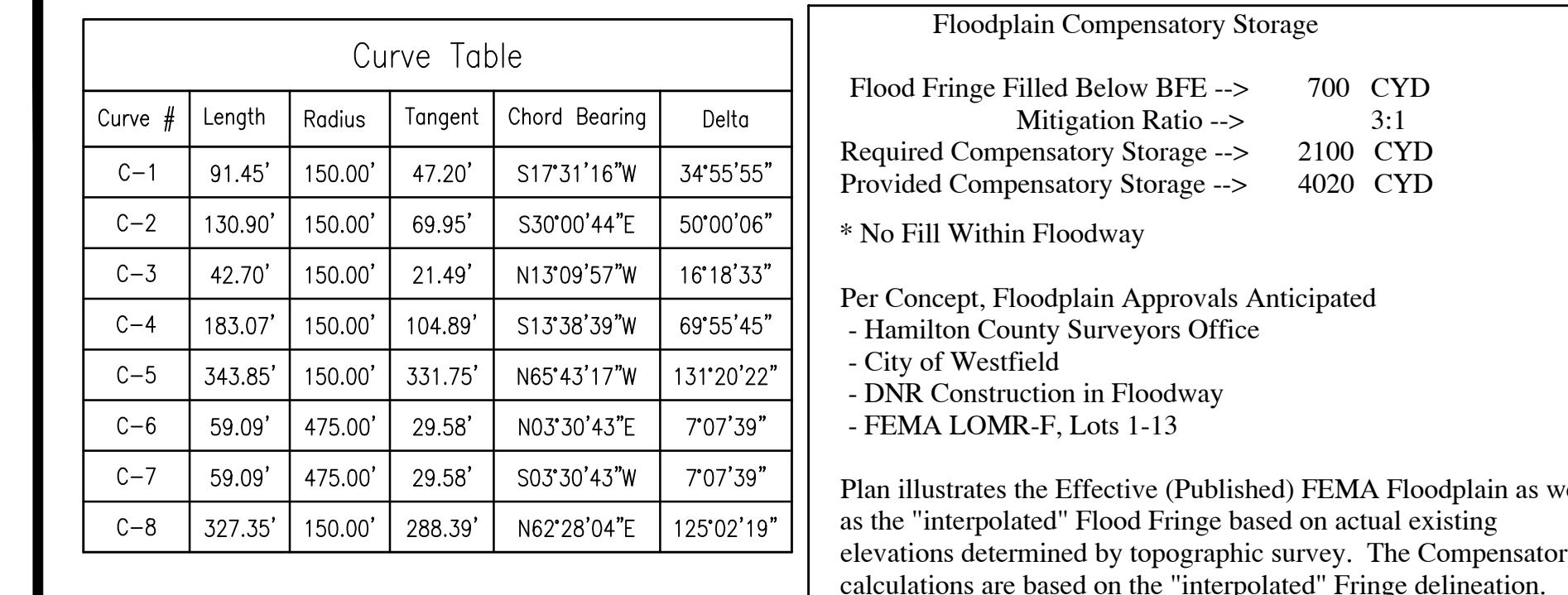
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LANTERN PARK CITY OF WESTFIELD, INDIANA OVERALL PRIMARY PLAT PLAN

BRANDON T. BURKE
NO. 1000075
STATE OF
INDIANA
PROFESSIONAL ENGINEER
Brandon T. Burke

DRAWN BY
DC
CHECKED BY
BB
DATE
MAY 29, 2015
SCALE
AS SHOWN
JOB NUMBER
2015-071
SHEET

C1.2
OVERALL PRIMARY
PLAT PLAN



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Lantern Park PUD: Ordinance 15-11

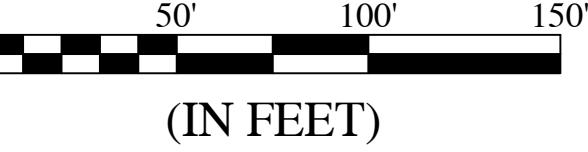
Article 6.8(j) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.

Plan illustrates the Effective (Published) FEMA Floodplain as well as the "interpolated" Flood Fringe based on actual existing elevations determined by topographic survey. The Compensatory calculations are based on the "interpolated" Fringe delineation.

LEGEND:

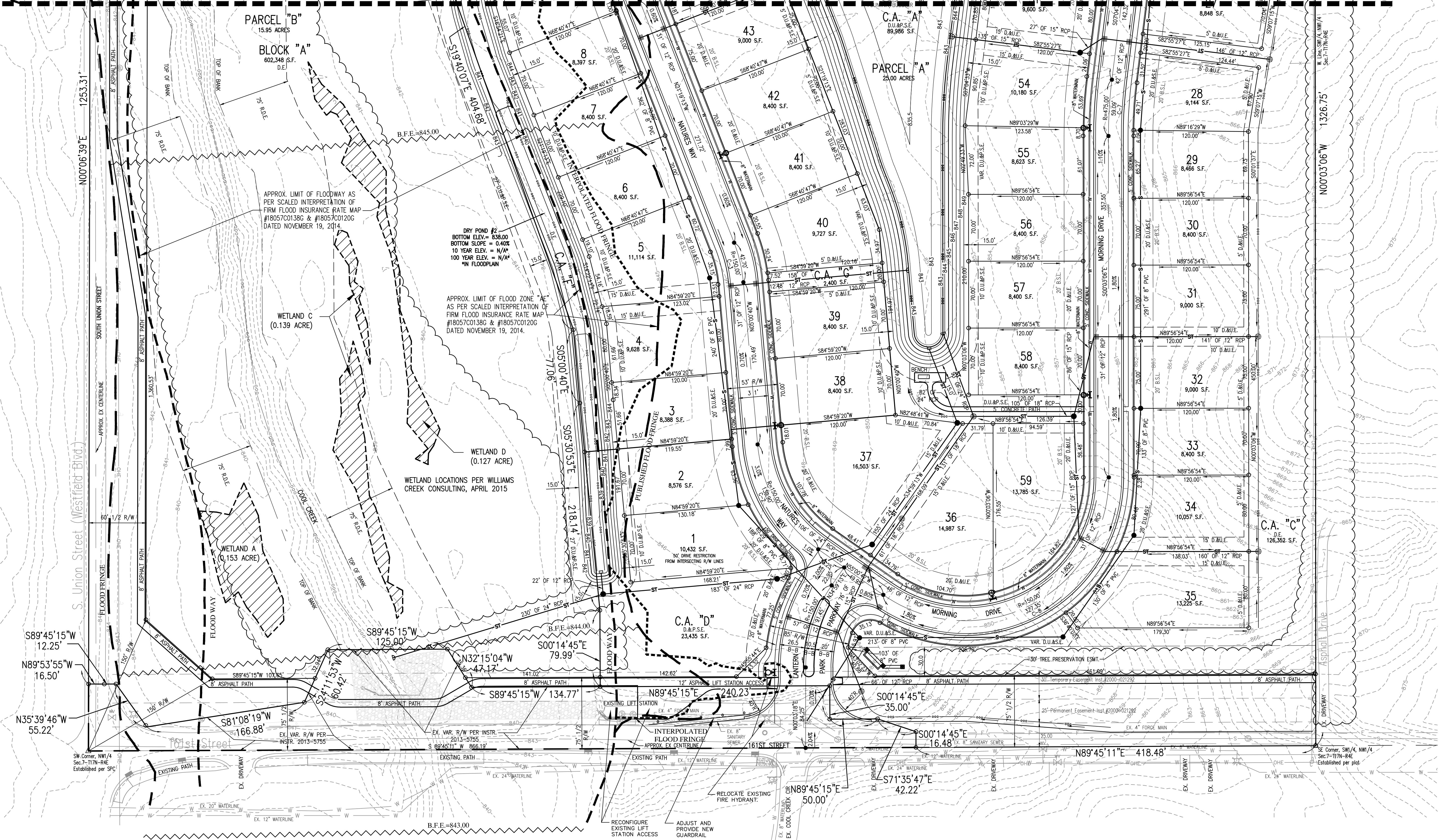
EXISTING	PROPOSED	
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE	BC = BACK OF CURB
EASEMENT LINE	EASEMENT LINE	CL = CENTERLINE
SETBACK LINE	SETBACK LINE	FL = FLOW LINE
CENTERLINE	CENTERLINE	NP = NORMAL POOL (ELEVATION)
		PVC = POLYVINYL CHLORIDE PIPE
		RCP = REINFORCED CONCRETE PIPE
		R/W = RIGHT-OF-WAY
		INTERPOLATED FLOOD FRINGE
		FLOOD FRINGE
		FLOOD WAY
		COMMON AREA
		D.E. = DRAINAGE EASEMENT
		D.U.&S.E. = DRAINAGE UTILITY AND SEWER EASEMENT
		D.U.&P.S.E. = DRAINAGE UTILITY AND PERMANENT STORMWATER EASEMENT
		D.R.E. = DRAINAGE AND UTILITY EASEMENT
		REGULATED DRAINAGE EASEMENT
		25 = LOT NUMBER
		B.S.L. = BUILDING SETBACK LINE
		S.F. = SQUARE FEET
		R/W = PUBLIC RIGHT-OF-WAY

GRAPHIC SCALE



(IN FEET)

SEE SHEET C1.3 FOR CONTINUATION



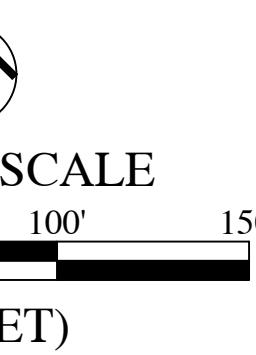
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LANTERN PARK CITY OF WESTFIELD, INDIANA OVERALL PRIMARY PLAT PLAN

PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
Brandon T. Burkhardt

DRAWN BY: DC
CHECKED BY: BB
DATE: MAY 29, 2015
SCALE AS SHOWN
JOB NUMBER: 2015-071
SHEET

C1.3

OVERALL PRIMARY
PLAT PLAN

Plot Date: Jul 10, 2015

Plot Time: 2:33pm

File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate - 161st & Union\Design\CAD\PP-Primary Plat_Set\15071_Primary Plat_Plan.dwg, Layout: C1.3

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Delta
C-1	91.45'	150.00'	47.20'	S17°31'16"E	34°55'55"
C-2	130.90'	150.00'	69.95'	S30°00'44"E	50°00'06"
C-3	42.70'	150.00'	21.49'	N13°09'57"W	16°18'33"
C-4	183.07'	150.00'	104.89'	S13°38'39"W	69°55'45"
C-5	343.85'	150.00'	331.75'	N65°43'17"W	131°20'22"
C-6	59.09'	475.00'	29.58'	N03°30'43"E	707°39"
C-7	59.09'	475.00'	29.58'	S03°30'43"W	707°39"
C-8	327.35'	150.00'	288.39'	N62°28'04"E	125°02'19"

Floodplain Compensatory Storage

Flood Fringe Filled Below BFE --> 700 CYD
Mitigation Ratio --> 3:1
Required Compensatory Storage --> 2100 CYD
Provided Compensatory Storage --> 4020 CYD

* No Fill Within Floodway

Per Concept, Floodplain Approvals Anticipated
- Hamilton County Surveyors Office
- City of Westfield
- DNR Construction in Floodway
- FEMA LOMR-F, Lots 1-13

Plan illustrates the Effective (Published) FEMA Floodplain as well as the "interpolated" Flood Fringe based on actual existing elevations determined by topographic survey. The Compensatory calculations are based on the "interpolated" Fringe delineation.

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THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

COOL CREEK REGULATED DRAIN EASEMENT (RDE) REDUCTION:

SHALL BE PERMITTED ALONG REAR OF LOTS 11-20 AS SHOWN ON PRIMARY PLAT/DEVELOPMENT PLAN. A MINIMUM OF 30 FT FROM APPARENT TOP OF BANK AS SHOWN, WITH NO R.D.E. EASEMENT ENCROACHING INTO LOTS 11-20.

LEGEND:

EXISTING	PROPOSED
RIGHT-OF-WAY LINE	
EASEMENT LINE	
SETBACK LINE	
CENTERLINE	
SWALE / FLOWLINE	
SUBSURFACE DRAIN	
SANITARY SEWER	S
STORM SEWER	ST
STORM CULVERT	ST
WATER MAIN	W
CONTOUR, MAJOR	800
CONTOUR, MINOR	799
FENCE	X X X X
TREE LINE	
SANITARY MANHOLE	
STORM MANHOLE	
STORM INLET	
STORM END SECTION	
FIRE HYDRANT	
FLOW ARROW	
N/A	



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